

**MINUTES OF MEETING
HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Heritage Pines Community Development District held a Regular Meeting on October 19, 2021 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667.

Present were:

Kathleen Lonergan	Chair
Arthur Rhodes	Vice Chair
Michael Walsh	Assistant Secretary
Carol Vaughan	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Herb Hurley	HPCA General Manager
Tim Gatz	Down to Earth Landscaping (DTE)
Bill Desilets	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:01 p.m. Supervisors Lonergan, Rhodes, Walsh and Vaughan were present. Supervisor Benedetti was not present.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items [3 minutes per person]

There were no public comments.

THIRD ORDER OF BUSINESS

Pledge of Allegiance

All present recited the Pledge of Allegiance.

FOURTH ORDER OF BUSINESS

Continued Discussion: Various Drainage Issues

The Board and Staff discussed the following ongoing drainage issues:

- The ground was still too wet to see much improvement. The consensus was that it would likely be January or February before improvement would be noted.
- Drainage issues would be addressed, as conditions permit, on a case-by-case basis. It was too wet for bushhogging.

Ms. Lonergan stated a resident complained about drainage issues at EDRA #13. Mr. Gatz stated that it was mowed. Ms. Lonergan would email the resident prior to the next meeting.

FIFTH ORDER OF BUSINESS

Consideration of Agreement with Heritage Pines Community Association for Use of HPCA Equipment for Maintenance of HPCDD Properties Within HPCA by Down to Earth Landscape & Irrigation

Ms. Lonergan presented the Agreement. The Agreement only referred to the John Deere tractor and asked if it should also include the bush hogs and attachments. Mr. Hurley replied affirmatively. Discussion ensued regarding billing. Mr. Gatz would submit information to Mr. Hurley and billing would be submitted to Mr. Adams monthly. Billing would not be retroactive; if approved today, billing would begin on November 1, 2021.

On MOTION by Mr. Walsh and seconded by Mr. Rhodes, with all in favor, the Agreement with Heritage Pines Community Association for Use of HPCA Equipment for Maintenance of HPCDD Properties Within HPCA by Down to Earth Landscape & Irrigation, was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2021

Mr. Adams presented the Unaudited Financial Statements as of August 31, 2021.

Discussion ensued regarding a missing report for September. Mr. Adams stated the August report was received late and he asked for the September report to be sent to him this week to ensure accrual in September.

On MOTION by Mr. Walsh and seconded by Mr. Rhodes, with all in favor, the Unaudited Financial Statements as of August 31, 2021, were accepted.

SEVENTH ORDER OF BUSINESS**Approval of September 21, 2021 Regular Meeting Minutes**

Ms. Lonergan presented the September 21, 2021 Regular Meeting Minutes. The following changes were made:

Line 43: Change "Bottlebrush" to "Ms. Botterbush stated,"

Lines 49 and 61: Change "Botterbusch" to "Botterbush"

Line 61: Delete "g"

Line 68: Delete "via ATV"

Line 99: Change "Lake" to "Pond"

Line 99: Change "Hole 4" to "Hole 5"

Line 72: Delete "at"

Lines 74 through 75: Delete "and the need for the extensive maintenance"

Line 126: Insert "mulch, e.g., for" after "for"

Line 135: Change "hold" to "hole"

Line 214: Change "the other side" to "addressing some"

Line 221: Change: "was likely due to shovels" to "would need to be shoveled"

Line 238: Change "attachments are" to "agenda is"

Line 243: Change "filming" to "filling"

Line 189: Change "Inspected" to "Expected"

On MOTION by Ms. Vaughan and seconded by Mr. Rhodes with all in favor, the September 21, 2021 Regular Meeting Minutes, as amended, were approved.
--

- **To Do Action Items List**

Items 11 and 12 were completed.

The following were updates or changes to the Action Items List, going forward:

Item 9: Mr. Gatz would purchase sod for EDRA #58 when he orders again.

Item 11: Change "Lake" to "Pond". Mr. Adams stated Item 11 was completed.

Item 16: Change "Rhodes" to "Walsh" and add "and Mr. Heath" after "Mr. Gatz"

Item 18: Change "Botterbusch" to "Botterbush"

Item 15: Mr. Walsh asked if the dip was filled in at Hole #7. Mr. Hurley stated it would need to be continually filled in. Mr. Walsh stated that Hole #7, EDRA #2A, has deep rivulets, possibly due to a sprinkler issue.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Straley Robin Vericker, P.A.*

There was no report.

B. District Engineer: *Stroud Engineering Consultants*

There was no report.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: December 7, 2021 at 2:00 P.M.**

- **QUORUM CHECK**

The next meeting would be held on December 7, 2021.

▪ Distribution of Land History of Heritage Pines Country Club

This item was an addition to the agenda.

Ms. Lonergan stated she met with Mr. Bob Helgerson, who did a land history of Heritage Pines Country Club. The 13-page document is very informative and tells that NWRA had a spring in it. She noted that Mr. Helgerson met the owner’s son who managed the property.

NINTH ORDER OF BUSINESS

Audience Comments: Non-Agenda Items [3 minutes per person]

Resident Bill Desilets stated he lives on the pond side. He asked who is responsible for property line staking in the spring. Ms. Lonergan stated the CDD staked the property lines.

Discussion ensued regarding which entity is responsible for which area.

Ms. Lonergan stated the CDD is responsible for the ponds; as natural wetlands, anything done in the ponds must have the approval of the Southwest Florida Water Management District (SWFWMD). The property on the other side of the stakes is HOA property. Mr. Hurley stated HOA property extends to the wall.

Mr. Desilets asked who is responsible for the wall. Ms. Lonergan stated the HPCA is responsible for the wall. Mr. Desilets believed there are some sinkholes issues on the residential side of the wall. He described a drop off of as much as a 1’6” behind his property

and stated his belief that the wall had drain holes that may be draining into the pond. Mr. Hurley stated that is not a CDD issue. He stated he would contact Mr. Desilets to discuss the matter further, as the HPCA is responsible for the wall.

Ms. Lonergan advised Mr. Adams that the spatterdock floating lilies need to be cut back. Mr. Adams stated they would be taken down to 35%.

Discussion ensued regarding additional treatments needed. Mr. Adams stated he may be able to have EWRA #33 treated when the technicians are on site.

Mr. Desilets stated he observed the airboats in the lake and asked who manages the lake. Mr. Adams stated the lake management company is SOLitude. Mr. Desilets asked if the lake could be cleaned out and expressed his opinion that it looks unsightly after spray treatments. Mr. Adams stated it does not need to be dredged but it will be monitored continually. Regarding aesthetics, as a natural wetland, it cannot be maintained in the same manner as a pond on the golf course. The spatterdock floating lilies can only be reduced down to 35% coverage of the water surface.

Mr. Desilets asked who is responsible for the lakes beyond the CDD boundary on the residential side. Mr. Hurley stated the HPCA is responsible for other areas that have not been maintained by or budgeted for in the past; these may be addressed in the spring.

A Board Member stated part of the reason the CDD installed stakes was so Mr. Hurley could use equipment to clear the side of the wall. Difficulty accessing the wall and palm trees growing in the area was discussed.

TENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor, the meeting adjourned at 2:27 p.m.


~~Secretary/Assistant Secretary~~


~~Chair/Vice Chair~~